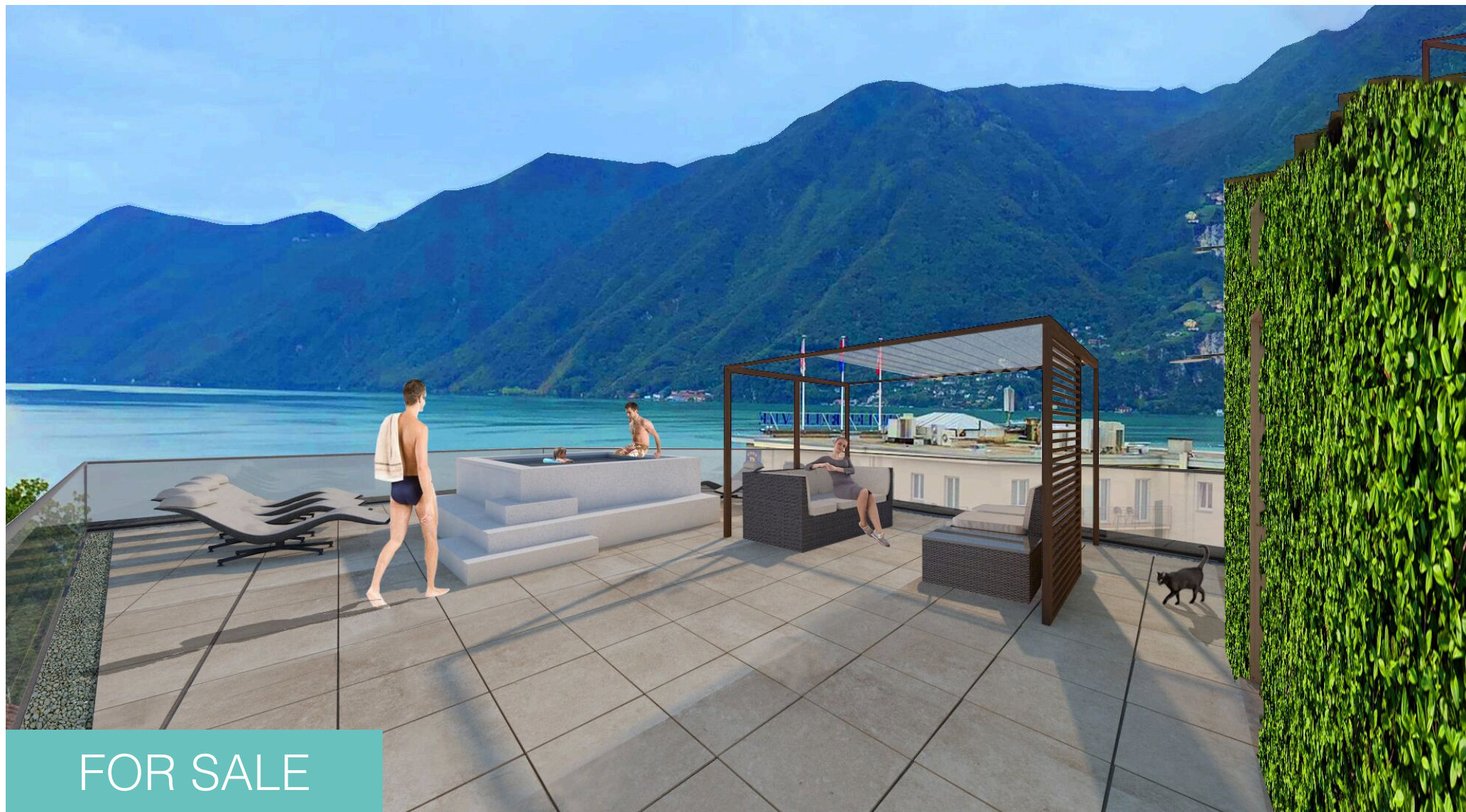




FOR SALE

CH-6900 Lugano, Via Mazzini 11

Residential Project "La Torre di Eva" near Lugano Center - PPP5

CHF 2,321,435.-

SEQUOIA
CONSULTING

Property description

Apartment **floor 4** - 3.5 rooms

SUL apartment 107.8 m2

SUL covered balconies 9.7 m2

Commercial surface ap. 111.6 m2

SUL rooftop terrace 107.8 m2

Sup. commercial rooftop 5.9 m2

Sup. commercial total PPP5: 117.5 m2

The new project "La Torre di Eva Residence" envisages the construction of a building with 6 apartments of 3.5 rooms arranged on 6 levels, with a rooftop solarium terrace, and 2 basement floors (the -1 housing the cellars, laundry, recreation rooms, etc. and the -2 housing the parking garage (9 parking spaces) accessible by a car lift equipped with acoustic/light signal).

Access to the building is possible from Via Mazzini, a one-way street.

A communal rooftop terrace provides an unobstructed 180-degree view of the Lugano Gulf.

The apartments is divided as follows: an open plan living room with kitchen and dining area, 2 bedrooms, bathroom with shower, bathroom with WC.

Each apartment has at least one balcony/covered

loggia of different sizes, a wine cellar on the -1 floor for exclusive use; a common wine cellar (on request) with inside individual spaces dedicated to individual PPPs, a common fitness room, a common countercurrent swimming pool/sauna room, laundry room with independent washing machine/tumbler tower and common drying room with dehumidifier, technical room.

Parking spaces: 3 apartments may have 2 garage parking spaces while the other 3 may have only 1. However, parking spaces can be rented indefinitely within a few minutes' walk.

Beginning of the construction: spring 2023.

Completion of the construction: December 17, 2025, barring unforeseen circumstances.

NOTE: in the case of a secondary residence, an increase of +7% should be applied and it should be noted that the indicated price is exclusive of VAT.

Characteristics

Availability	17.12.2025
Type	Apartment
Reference	PPP05
Rooms	3.5
Bedrooms	2
Bathrooms	2

Location floor	4th floor
Living area	107.8 m²
Total surface	111.6 m²
Balcony surface	9.7 m²
Parking space	1

Object Price	CHF 2,321,435.-
Number of parkings	
Total	1x

Picture(s)











Appartamento PPP 6 - PPP 5 - PPP 4

Le visualizzazioni sono delle proposte di esecuzione che possono differire dalla realizzazione.
Il mobilio non é incluso nel prezzo di vendita chiavi in mano



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Contact

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Notes
